

clemora
estate

PROJECT BY
FERTILE GREEN VENTURE



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A large, stylized graphic of a tulip flower and its leaves, rendered in a dark, muted green color, occupies the lower-left portion of the page. The tulip is shown in profile, with its petals and leaves flowing downwards and to the left.

Our Story

Clemora Estate is a thoughtfully crafted residential community that blends modern living with timeless elegance. Designed with attention to detail, it offers an ideal balance of comfort, style, and functionality. Surrounded by nature yet connected to the city's conveniences, Clemora Estate brings together peaceful living and a contemporary lifestyle. With premium amenities, lush landscapes, and smartly planned spaces, every aspect of Clemora Estate is built to enhance your everyday experience. Our commitment is to create not just homes, but a vibrant community where families can grow, relax, and flourish. Discover a life of harmony, quality, and distinction at Clemora Estate.



Nestled in the foothills of the Aravalli Hills on the edge of Damdama Lake, Botanix is just 30 minutes from Gurugram and 45 minutes from Indira Gandhi International Airport. Spread across 30 acres, the resort features an adventure zone, greenhouses, themed gardens, flower gardens, a swimming pool, and more. Guests can experience a sense of nirvana at Botanix, where styled gardens flow seamlessly into one another, creating a unique and exquisite exhibition of nature's brilliance.

Time spent at Botanix doesn't just awaken the senses—it rejuvenates the mind, body, and spirit. Discover spontaneous moments of joy in nature that you may never have imagined, and experience Botanix as a premier nature destination in the heart of Gurugram's countryside.



Mr. Atul Vashisth
Founder & CEO

Our vision is to redefine living spaces by seamlessly blending innovative architectural design with nature's vitality. With over 35 years of expertise from Samak Landscape, we craft homes that serve as sanctuaries for the body, mind, and soul, integrating biophilic principles and native plants into every aspect of design. Botanix Residences will be eco-friendly, sustainable, and equipped with cutting-edge green technologies, all while promoting a lifestyle centered on nature. Our homes will offer a living experience enriched by natural light, clean air, and tranquility, setting new standards for sustainable, nature-integrated living.



INVEST IN LUXURY LIVING IN
THE HEART OF UTTARAKHAND

TEHRI, UTTARAKHAND | 2025



OWN A PIECE OF PARADISE
IN THE HILLS OF NEW TEHRI.



A Modern oasis.



45 MIN
FLIGHT

INDIRA GANDHI INTERNATIONAL AIRPORT to JOLLY GRANT AIRPORT – DEHRADUN

1 HOUR 40 MIN DRIVE TO THE
SITE FROM THE AIRPORT



4 HR 30 MIN
DRIVE VIA

NH334 from
NEW DELHI

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UTTARAKHAND
New Tehri



Discover the rich culture of Tehri as you journey through its sacred temples, majestic landscapes, and vibrant traditions. From ancient architecture that whispers tales of the past to colorful folk dances that breathe life into every celebration, Tehri offers a soulful glimpse into Uttarakhand's timeless spirit.





WAKE UP TO PANORAMIC VIEWS
WHERE NATURE MEETS THE SKY.

Explore the untouched beauty of Tehri's natural wonders, from serene lakes and lush forests to majestic mountains and hidden trails waiting to be discovered.





IMMERSE YOURSELF IN THE
WONDERS OF NATURE.

Experience a serene garden adorned with vibrant perennials, Camellias, lush conifers, fruit trees, and a delightful butterfly garden that brings life and color to every corner.





THE BOTANICAL MASTERY OF CLEMORA ESTATE

At Clemora by Botanix, the soul of the project lies in its landscape. Long before the cottages were conceived, our vision took root in the soil; curated to bloom, inspire, and elevate every step you take. We've gone beyond conventional gardening, importing iconic species like Japanese Maples, Camellias, and Hydrangea hybrids to create a living palette of colors and textures.

Our gardens feature a rotating orchestra of perennials and annuals, ensuring year-round vibrancy. This isn't just landscaping, it's a curated natural experience, making Clemora Estate a botanical canvas unlike any other in India.

COTTAGES IN HARMONY: LIVING AMIDST NATURE'S SPLENDOR

Every villa at Clemora is set within a lush horticultural tapestry crafted to complement nature, not compete with it. The landscaping doesn't surround the cottages; it defines them. From alpine-inspired foliage to forest groves and flower-studded walking trails, we've engineered a setting that engages all the senses.

Our landscape team backed by decades of legacy in creating India's finest green spaces has sourced rare and climate-adapted plants to thrive in Tehri's unique microclimate. It's not just a home in nature. It's a home within a living garden.



India's First Garden-Centric Branded Residences

India's first Garden-Centric Branded Residences. At Clemora by Botanix, the garden isn't an afterthought—it is the heart of our vision. We are proud to introduce India's first branded residences designed around gardens, not just built around them.

Unlike mass-volume housing, we are inventing a new kind of color Camellias in soft pinks, Azaleas in deep magenta, and perennial beds in bloom throughout the year. Flowering plants are selected for beauty and adaptability to the region's unique climate and soil.

The gardens are not just visual experiences—they are living sanctuaries. Fragrant shrubs, seasonal flowers, and ornamental foliage create a living tapestry that shifts with the seasons. Each home is flanked by layered garden zones: from low flower borders and hedges to shaded trees and fruiting plants. Garden pathways lead to private nooks—lily ponds, and forest-inspired pockets that enhance privacy, wellness, and serenity.

Our landscaping team brings a legacy rooted in India's most iconic green spaces. It has sourced rare species and hybrids Japanese Maples, Hydrangeas, Daylilies, and many native flowering varieties—woven into a unique design language.

At Clemora, you're not just buying a home—you're inheriting a living garden legacy, where every corner celebrates nature, and every breath is infused with botanical luxury.







LEAVE THE HUSTLE AND BUSTLE
BEHIND AND FIND PEACE IN THE
TRANQUIL SURROUNDINGS OF
NEW TEHRI, UTTARAKHAND.





* Designs are subject to alteration.



MASTER PLAN

- Villas
- Recreational Area Purposed



"VILLA PLANS"

ENTRY FLOOR PLAN



SPACE/AREA	(SQ. FT.)
Entrance Foyer	192
Guest Bedroom	268
Driver's Room	127
Living and Dining	485
Kitchen	136

LOWER FLOOR PLAN



SPACE/AREA	(SQ. FT.)
Family Lounge Area	290
Bedroom 2	263
Dressing & Toilet Area	142
Master Bedroom	263
Dressing & Toilet Area	170



BEDROOM

A contemporary-style bedroom crafted to offer ultimate relaxation, calmness, and comfort. Its modern design blends simplicity with elegance, creating a tranquil retreat with soothing tones, cozy furnishings, and a serene ambiance. This space invites you to unwind and recharge in comfort and style, perfect for a peaceful experience.





BALCONY VIEW

Experience ultimate tranquility in a contemporary bedroom overlooking the serene valleys and majestic mountains of Tehri, Uttarakhand. Wake up to breathtaking balcony views.





A contemporary bedroom offering relaxation and comfort, paired with a serene balcony view. Unwind as you soak in the natural beauty or enjoy cozy evening bonfires, creating the perfect setting for tranquility and cherished moments.





SPECIFICATION

MASTER BEDROOM	
Flooring	Wooden Flooring
Walls	Acrylic Emulsion Paint
Other	Study area, Walk-in wardrobe with dressing area
Bathroom	Bathtub
BEDROOM-2	
Flooring	Wooden Flooring
Walls	Acrylic Emulsion Paint
Other	Walk-in wardrobe with dressing area
GUEST BEDROOM	
Flooring	Wooden Flooring
Walls	Acrylic Emulsion Paint
Ceiling	POP false ceiling with Acrylic Emulsion Paint
Other	Walk-in wardrobe
KITCHEN	
Flooring	Imported tile
Walls	Vitrified Tiles/ Ceramic Acrylic Emulsion Paint
Ceiling	POP false ceiling with Arcylic Emulsion Paint
Fittings / Fixtures	Modular Kitchen
Others	Provision for treated water supply

BATHROOM	
Flooring	Imported stone
Walls	Imported stone & Acrylic Emulsion Paint
Ceiling	False Ceiling with Acrylic Emulsion Paint
Counter	Imported Marble/Granite counters with wash basins
Fittings / Fixtures	Premium brands sanitary bathroom fittings, and glass shower enclosures
Others	Paper Holders, Towel rods & Towel rings
GREAT ROOM	
Flooring	Wooden Flooring
Ceiling	Double Height ceiling
Others	Fire place, Valley view
OUTDOOR PATIO	
BAR AREA	
OUTDOOR FIRE PLACE	
ELECTRICAL FIXTURES & FITTINGS	
Premium modular switches & sockets, copper wiring, chandeliers, wall lights, etc. Energy efficient LED ceiling lights and exhaust fans.	

ABOUT VILLAS

- » Each villa features renewable solar energy and a modern design.
- » Exclusive amenities include an outdoor gazebo, flower garden, and BBQ dining areas.
- » Energy-efficient appliances, sustainable materials, 24/7 security, and low utility bills provide added value for investors and renters.

- » Size:-3,732 sq. ft.
- » Location:-Tehri, Tehri Garhwal
- » Private Garden
- » Luxurious and well-equipped.
- » BBQ dining areas
- » Outdoor Gazebo
- » Flower Garden
- » 24/7 Security
- » Utilities Cost – ₹0

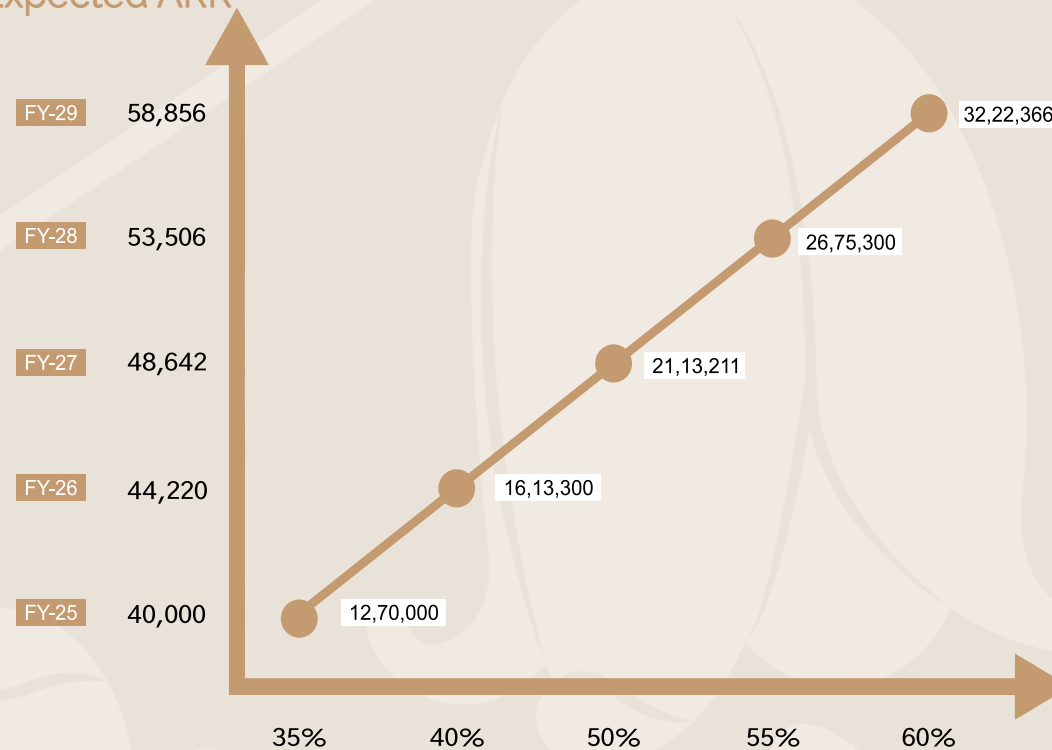
Only certain parts run on solar energy.*





Progressive ROI per Annum (Expected)

Expected ARR

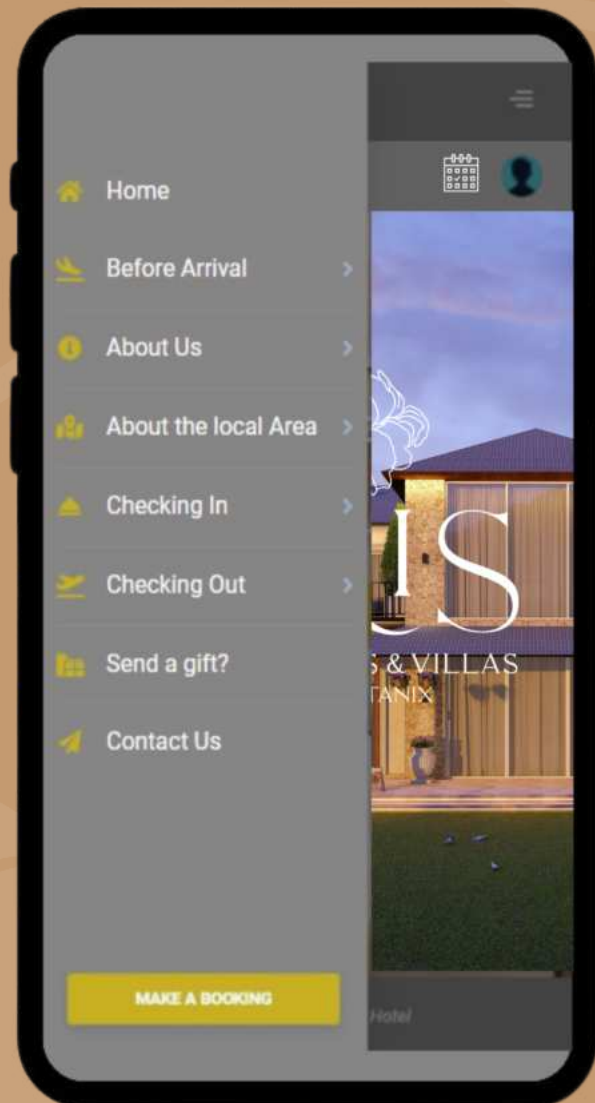


Occupancy Percentage

T&C- Our rental program provides flexible options, allowing investors to earn high returns on their investment.

PROGRESSIVE ROI

- » Invest in a high-return eco-friendly villa resort, with sustainability at the core of the design.
- » Flexible rental programs, modern amenities, and high-end villa designs offer strong ROI potential for real estate investors.
- » Rising demand for eco-luxury villa rentals offer high return potential. The villa resort rental market is experiencing growth due to increasing demand for sustainable luxury experiences.
- » Our rental program provides flexible options, allowing investors to earn through Resort Residency Model.
- » Revenue share 25% per annum
- » Expected ARR per annum 10% Growth
- » Occupancy percentage per annum
- » Maintenance & Utility at 0 cost
- » Expected Property Appreciation approx 15% Projected*



APPLICATION INTERFACE FOR CLEMORA ESTATE BY BOTANIX RESIDENCES.



The app offers secure login, intuitive booking, detailed property selection, transparent pricing, and easy payment. Users get instant support, booking notifications, and personalized deals, all within a user-friendly, minimalist interface for a seamless and hassle-free experience.



SCHEDULE A VISIT TO EXPERIENCE
THE BREATHTAKING BEAUTY OF
CLEMORA ESTATE.

clemora
estate

CONSTRUCTED AND MARKETING BY
FERTILE GREEN VENTURE

For pricing, customization and booking details, contact us at Email- bd@fertileventures.com

Call- [+91-9958574349](tel:+91-9958574349), Visit us at www.clemoraestate.in for more information.